



Honoring the Past - Welcoming the Future

Planning Commission Meeting

October 12, 2016, 2016

6:00 p.m. Meeting

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Jerald Hoover, Anthony DeCarlo, Engineer Mike Henry, Law Department Mark Marong

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS THE REQUEST FROM JOSEPH KULIS FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A POND ON HIS PROPERTY AT 27975 PERGL ROAD.

Gregg Bowen called a Public Hearing to order at 6:14p.m. for the purpose to discuss the request from Joseph Kulis for a Conditional Use Permit to construct a pond on his property at 27975 Pergl Road. David Gracon of Donald G. Bohning & Associates was present to represent 4186 Greenvale Company which is John Agresta's company that owns the 62 acres just south of the parcel that the pond is proposed on. David has prepared a drainage exhibit of an existing pond and of the proposed pond and the Board has a copy on their packets. David stated; he has spoken to John Agresta about this and he is definitely not opposed to a pond being constructed on the property, but does have some issues that he feels needs to be out in the public so they are addressed. David stated the following comments; 1) the large majority of the drainage area is on John Agresta's property that is currently undeveloped and in the Country Home District. They are asking for recognition on the applicant's part that this property could at some point be developed and some characteristics of the runoff will be different than current conditions. 2) The science of a natural stream corridor recognizes that natural sediment occurs. If a pond is placed on that natural stream the natural movement of sediment is interrupted and will collect in the pond. In this case they are recommending the applicant should have a formal maintenance plan to periodically remove sediment from the pond. 3) There is a discrepancy between the plan design by Land Design Consultants and the project scope described by the Army Corps of Engineers. The Army Corps process tends to be more innovative designs that have less impact on natural drainage. Therefore, most of the time the final plan may look substantially different than what an applicant applied for. This requires contacting the Army Corps of Engineers for permit requirements. 4) The pond constructed in 2015 on the applicant's property does slightly extend over the property line onto the Agresta property. Information regarding this existing pond was not in the application package. They would like to review more information regarding this existing pond. David recapped that John Agresta is not opposed to the pond itself but that the items stated be addressed. After looking at the checklist for Conditional Uses, items "g" and "k" do relate to this request.

The Public Meeting Closed at 6:23p.m.

Motion by Eric Johnson seconded by Mayor Cegelka to approve the minutes of the August 31, 2016 Planning Commission Meeting.

Yeas— Bowen, Cegelka, DeCarlo, Johnson

Nays—None

Abstain-Hoover

4 yeas – 0 nays

Motion carried

NEW BUSINESS:

REQUEST FOR APPROVAL OF A LOT SPLIT BY GLENWILLOW PROPERTIES FOR 29700, 29720, 29760, AND 29810 PETTIBONE ROAD:

Engineer Mike Henry explained the applicant, Glenwillow Properties, owner of the properties at 29700, 27920, 27960 and 27810 Pettibone Road are seeking approval to split a 1.7593 acre parcel from the existing 93 acre parcel. The lot split will create a parcel with 422.49 feet of frontage on Pettibone Road. The property is zoned Village Center Home District. The Board has received a copy of the plat depicting the area, legal description and a picture depicting the existing structures. The plan does conform to the Village Zoning Code.

Mark Marong stated; this request is part of an agreement that was passed by Council in September. It was a Demolition, Conveyance and Limited Agency Agreement. Earlier this evening at the ARB Meeting the demolition of the seven homes was approved. This request is for a lot split for land donated to the Village of Glenwillow as part of the agreement that was passed by Council last month. The parcel that is being donated to the Village will be demolished, clean fill will be added, it will be seeded and the plans are for it to be a park. As part of this project the Village is paying \$40,000 and Republic Services is paying \$30,000 and also offering \$100,000 of in kind contribution.

Peggy Spraggins added; Republic Services in generously donating the land to the Village at no charge to the Village at all.

Motion by Jerald Hoover seconded by Mayor Cegelka for approval of a lot split of 29700, 29720, 29760, and 29810 Pettibone Road.

Yeas— Bowen, Cegelka, DeCarlo, Hoover, Johnson

Nays—None

5 yeas – 0 nays

Motion carried

REQUEST FOR APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT BY JOSPEH KULIS TO CONSTRUCT A POND UPON HIS PROPERTY AT 27975 PERGL ROAD:

Engineer Mike Henry explained he has reviewed the plan and it was approved but upon the predication of the Army Corps letter received, it should be resubmitted to them based on how they have explained the current issue. With the letter and information provided by the adjacent property owner, mike has not had time to properly review it. Mike recommends tabling the item until November so he may review. Joseph Kulis asked if he would be able to have it approved under conditions so he may have it done this fall. Another month and he would not be able to construct due to the weather. Mike stated; that would be up to the Planning Commission. Mark Marong requested that all approvals be done before the request comes before the Planning Commission. Mike stated; if Joe gets the proper approval from the Army Corps of Engineers that reference the plans submitted to the Village he will have no problem approving the plan. Discussion took place regarding the existing pond. Mike stated the existing pond needs modifications in order to accommodate the proposed pond. Eric Johnson confirmed if Joe gets approvals needed he may request a Special Planning Commission meeting prior to the scheduled November meeting.

Motion by Eric Johnson seconded by Jerald Hoover to table the request for approval of an application for a conditional use permit by Joseph Kulis to construct a pond upon his property at 27975 Pergl Road and may request a Special Planning Commission Meeting predicated on having all approvals from the Army Corps of Engineers and adjacent property owners.

Yeas— Bowen, Cegelka, DeCarlo, Hoover, Johnson

Nays—None

5 yeas – 0 nays

Motion carried

There being no further business to come before the Planning Commission, motion by Eric Johnson seconded by Jerald Hoover to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:50 p.m.

A handwritten signature in black ink, reading "Mark A. Cegelka", written over a horizontal line.

Planning Commission

A handwritten signature in blue ink, reading "Lori A. Pepera", written over a horizontal line.

Clerk of Council-Lori A. Pepera

Public Hearing

October 12, 2016

PRINT NAME LEGIBLY

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